
Agenda Item 2A

Continuation of the reading and consideration of a motion to adopt Ordinance No. 8029, designating the building and property at 747 12th St. to be known as the Cowgill Property, as an individual landmark under the city's Historic Preservation Ordinance.

Owner: 747 Twelfth Street, LLC

Applicant: Landmarks Board

The City Council's Decision

- **Approve** the designation by Ordinance
 - **Modify and Approve** by Ordinance
 - **Disapprove** the designation
-

**Criteria for the City Council's Decision:
9-11-1 & 9-11-2, Boulder Revised Code**

City Council shall consider:

Whether the property meets the criteria for individual landmark designation and conforms with the purposes and standards of the ordinance, in balance with the goals and policies of the Boulder Valley Comprehensive Plan.

“Special character and historic, architectural, or aesthetic interest or value...”

747 12th Street



- Lot: 12,500 sq. ft.
- House: 2,000 sq. ft. (approx.)

Background:

- March 3rd, 2015 City Council continued second reading of designation hearing & directed staff to explore options for development of the property with the owners
- City Council site visits on March 3, 2015 and April 1, 2015
- April 14, 2015 the City Council closed the public hearing findings of fact to be held at a special City Council meeting on May 27th
- April 7th, May 6th & May 14th meetings between owner and city staff occurred - several scenarios for development and preservation of property discussed

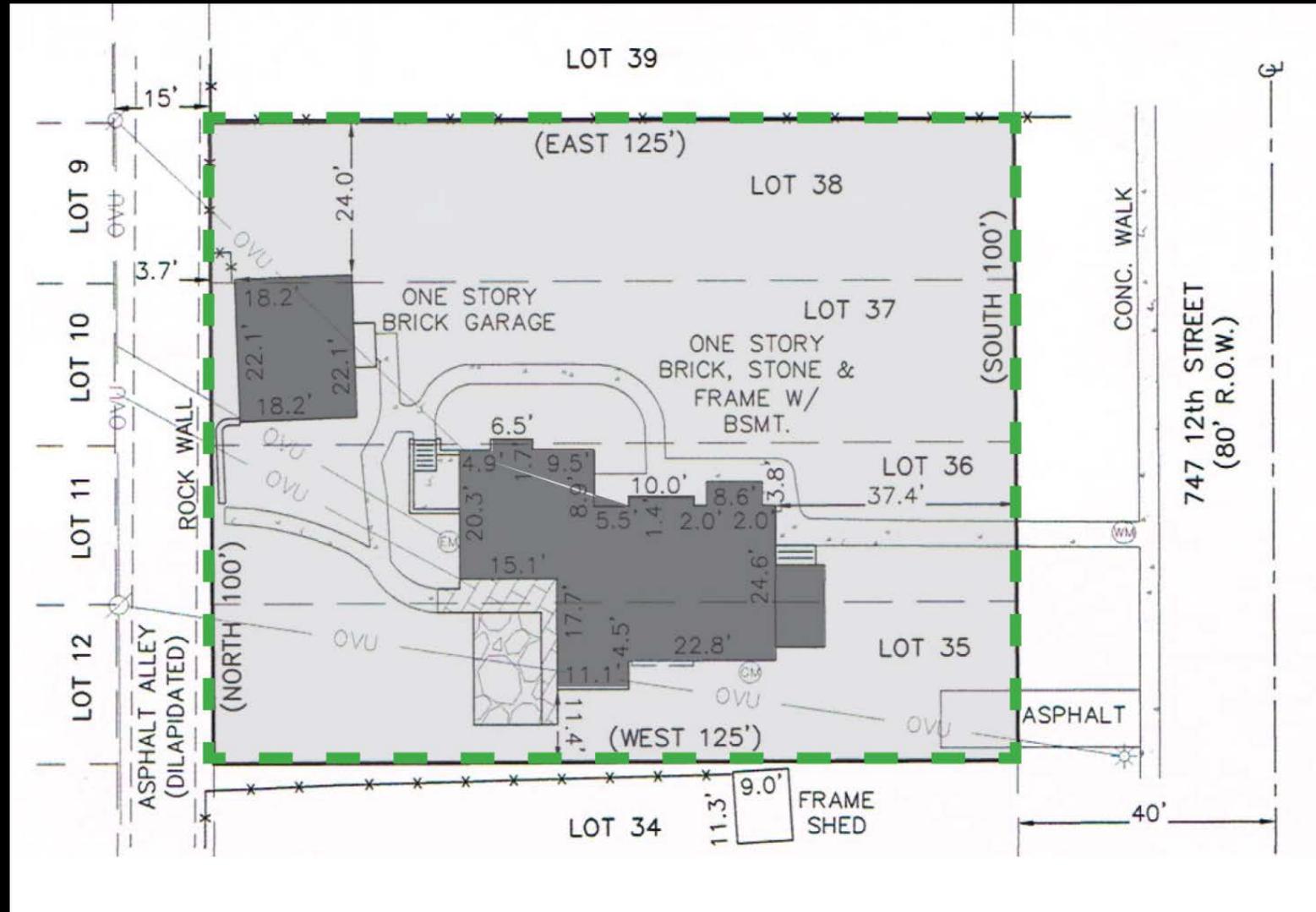
Scenarios Discussed

Intent:

Preservation of the property's historic character while exploring development options

- **Scenario 1** – Landmarking All or a Portion of the Property and allowing for Substantial New Construction
- **Scenario 2** – Subdividing the +/- 12,500 lot into two non-standard lots to landmark the lot with Landmarking of the house and garage

Option 1: Consideration of the Landmark Property as Proposed at March 3rd Hearing



City Council's Decision

Option 1 - Landmark Property as Proposed at March 3rd Hearing

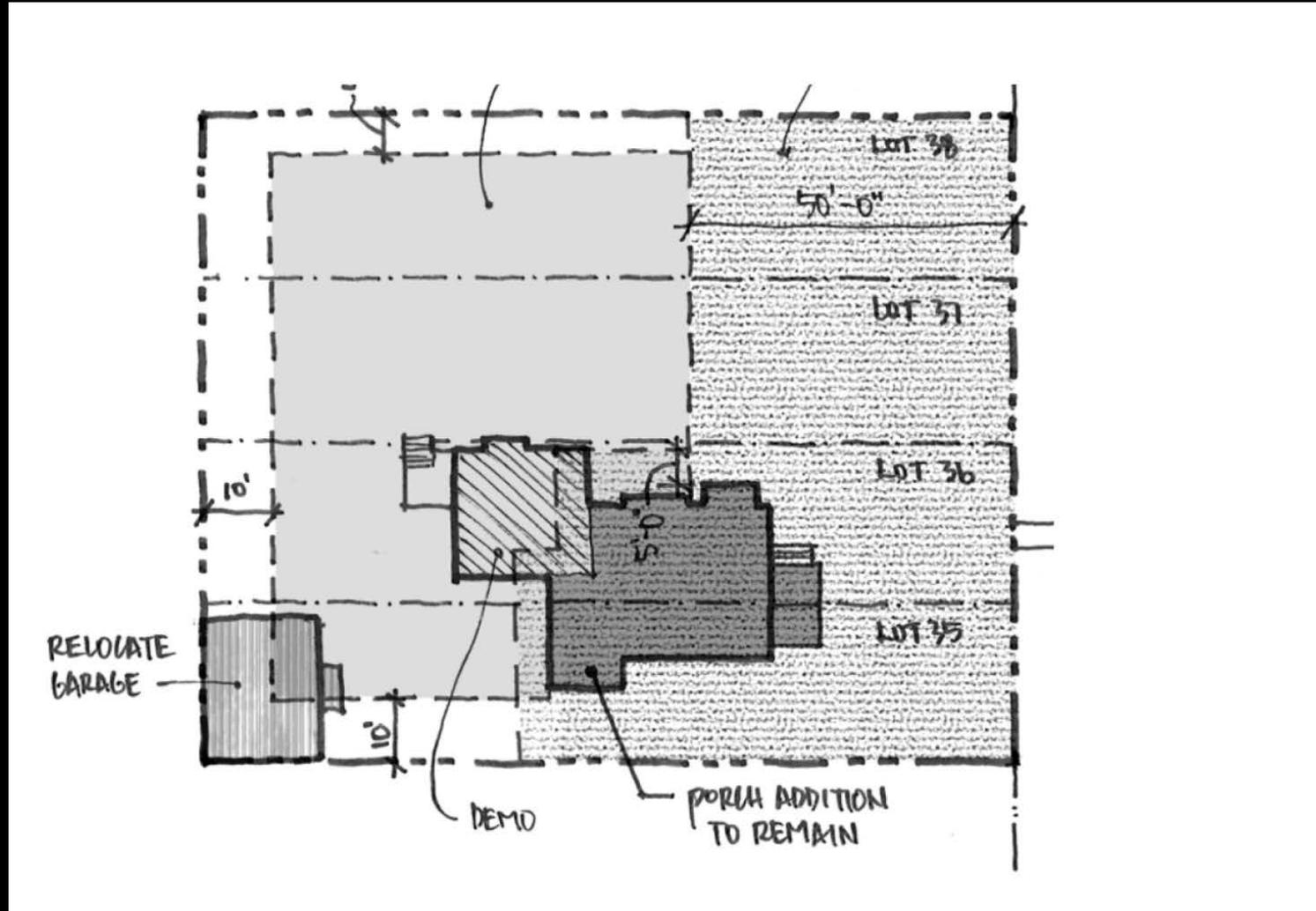
Pros:

- Property would be preserved and protected.
- Required design review would protect historic resources and help ensure appropriate new construction on entire property
- Ability to access historic preservation incentives

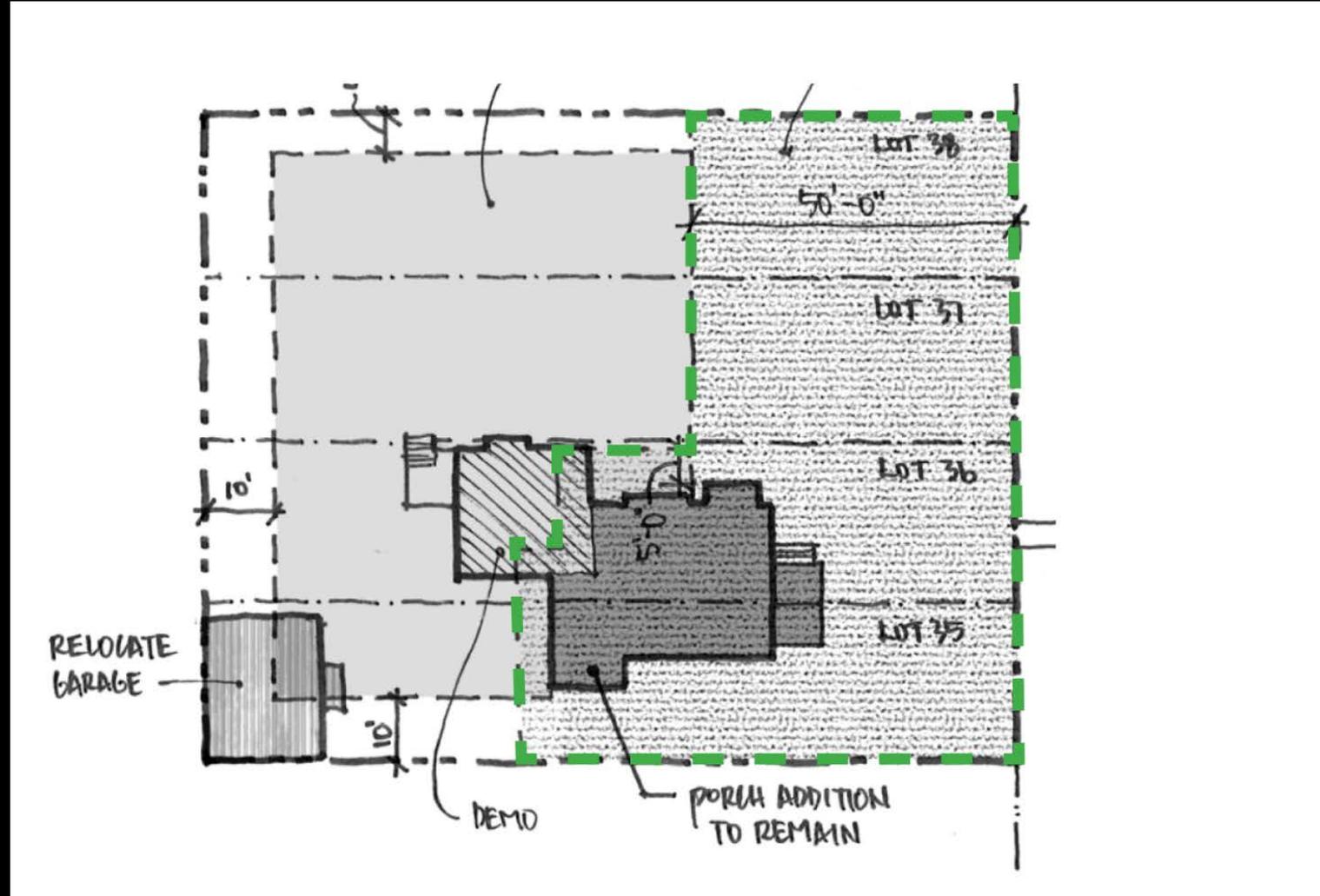
Cons:

- Property owners/prospective buyers would have less surety as to size, design and configuration of new construction of property

Option 2: Landmark Portion of Property as Proposed By Owner



Option 2: Landmark Portion of Property as Proposed By Owner



City Council's Decision

Option 2: Landmark Portion of Property as Proposed By Owner

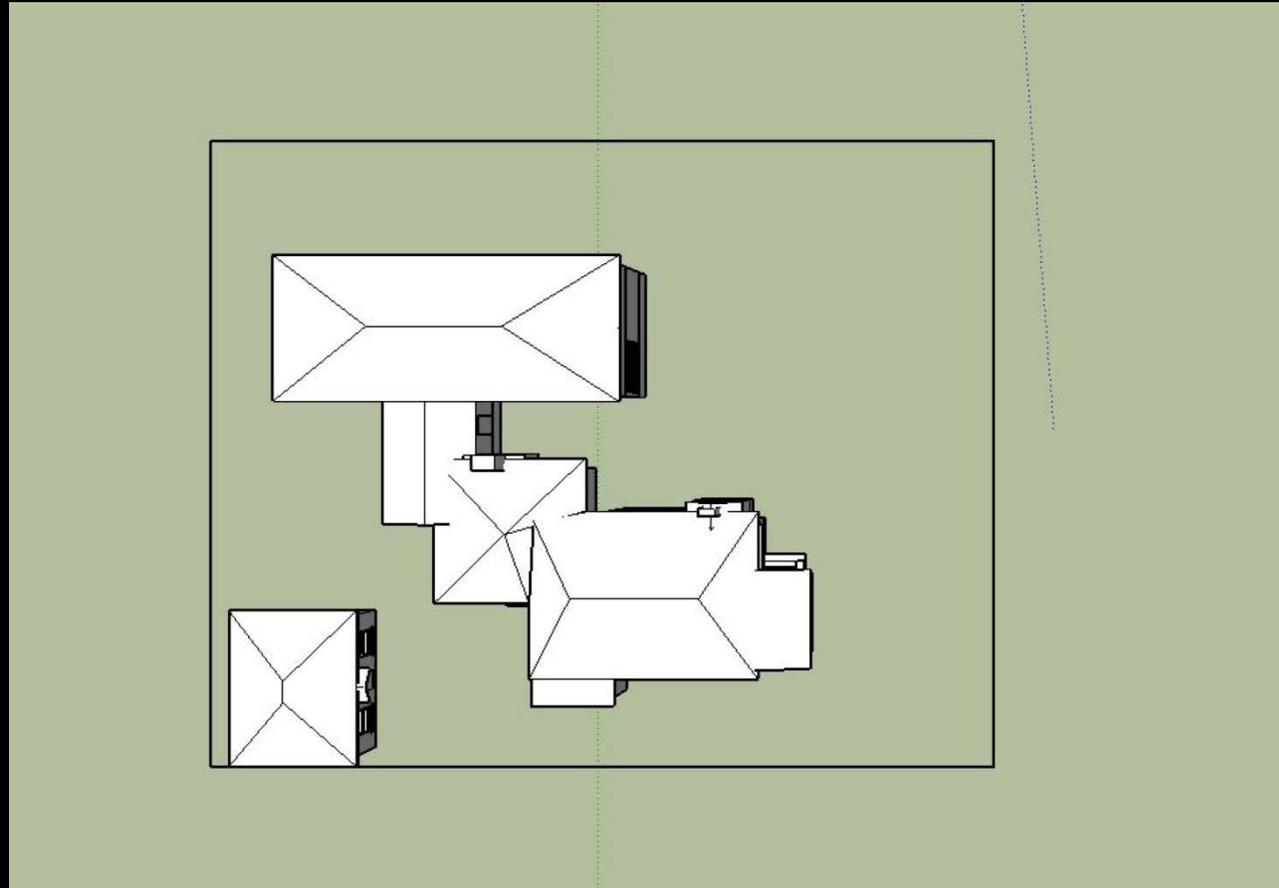
Pros:

- Portion of property would be preserved and protected.
- Maximizes of FAR
- Limits extent of design review for property owner

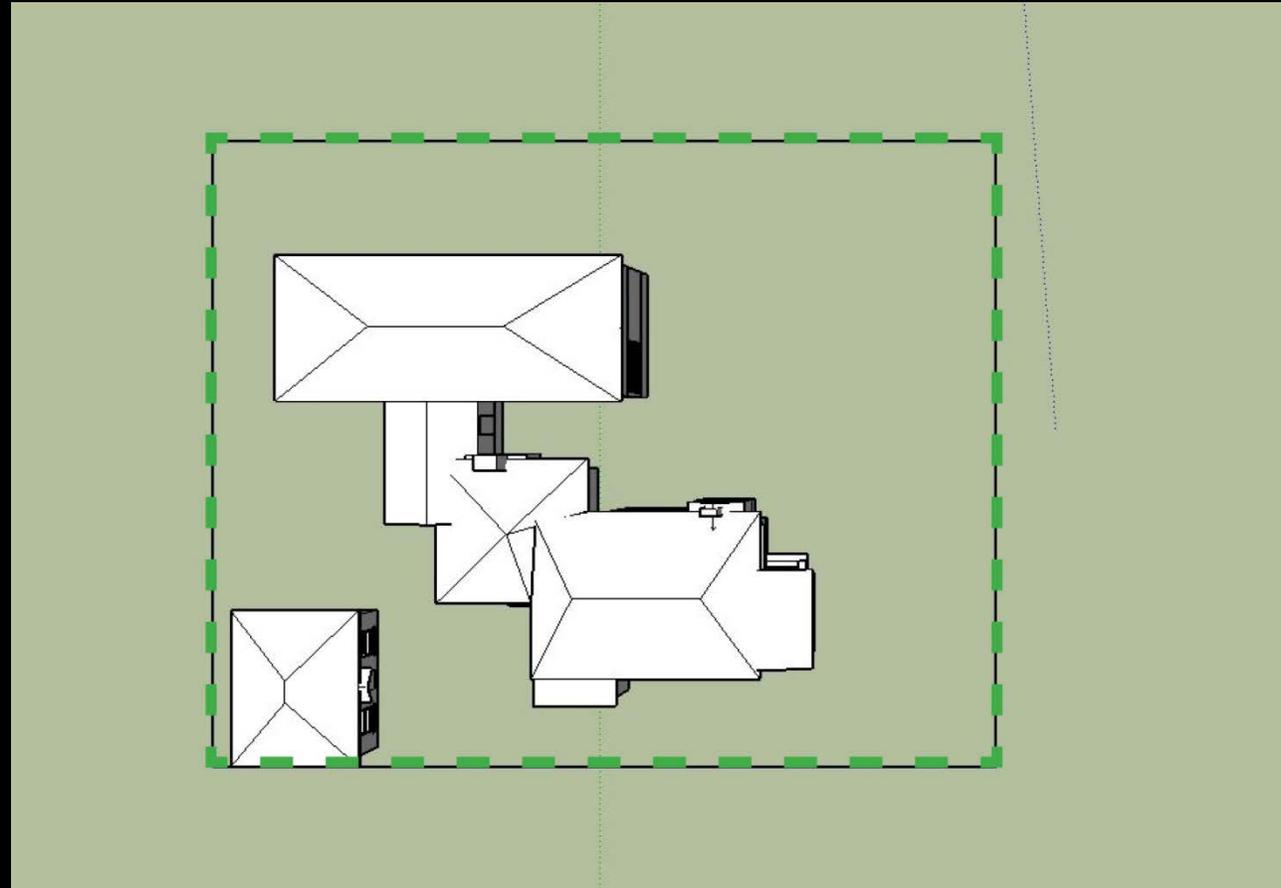
Cons:

- Removes significant amount of historic northwest addition - loss of historic integrity of the property
- Garage outside the proposed landmark boundary
- Limited Landmark boundary will not protect the immediate context of the house and garage inconsistent with guidelines for establishing landmark boundaries, especially in residential context
- Could result in incompatible new construction on the property visible from 12th Street

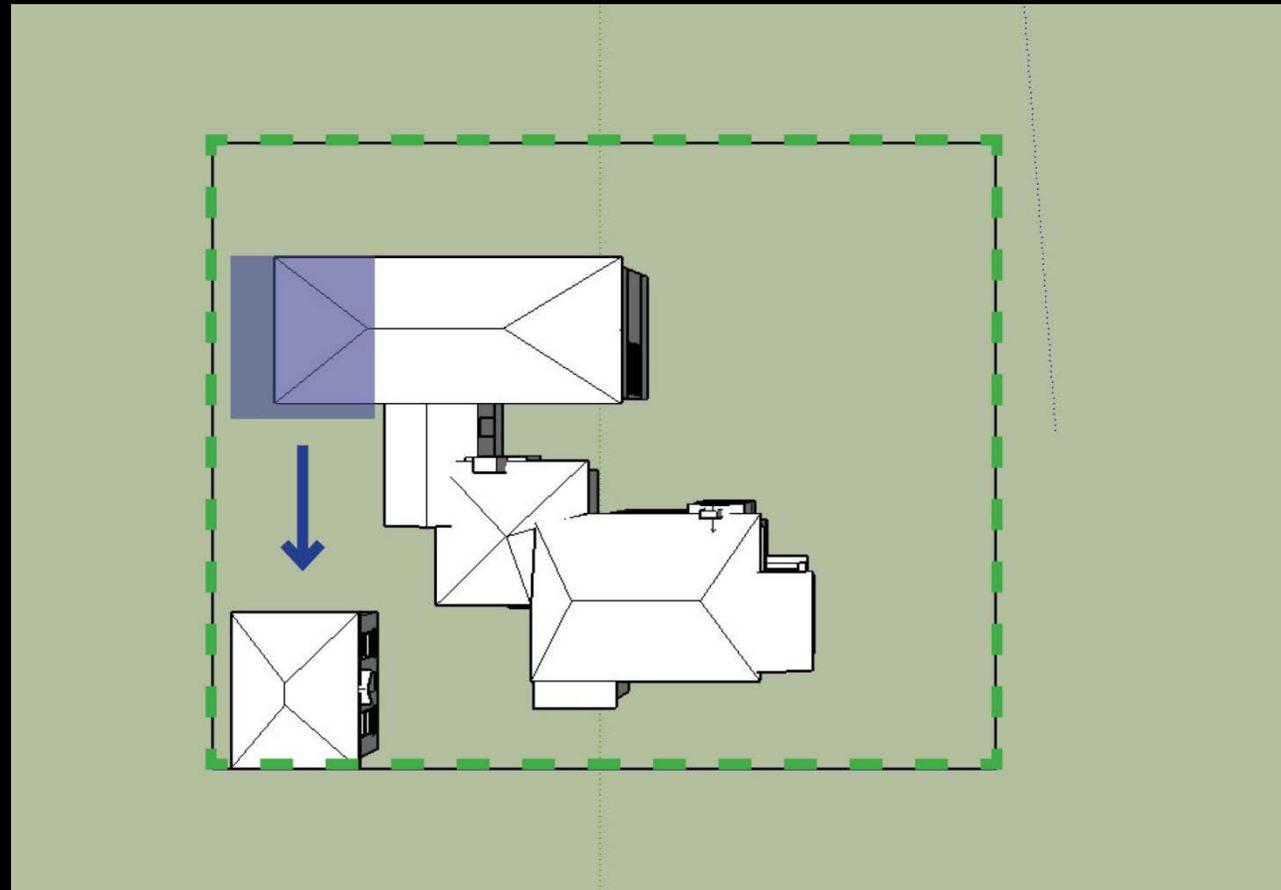
Option 3: Landmark Property with Modified Ordinance to Assure Maximum FAR, Allow Garage Relocation, and Describes Areas of Flexibility for New Construction



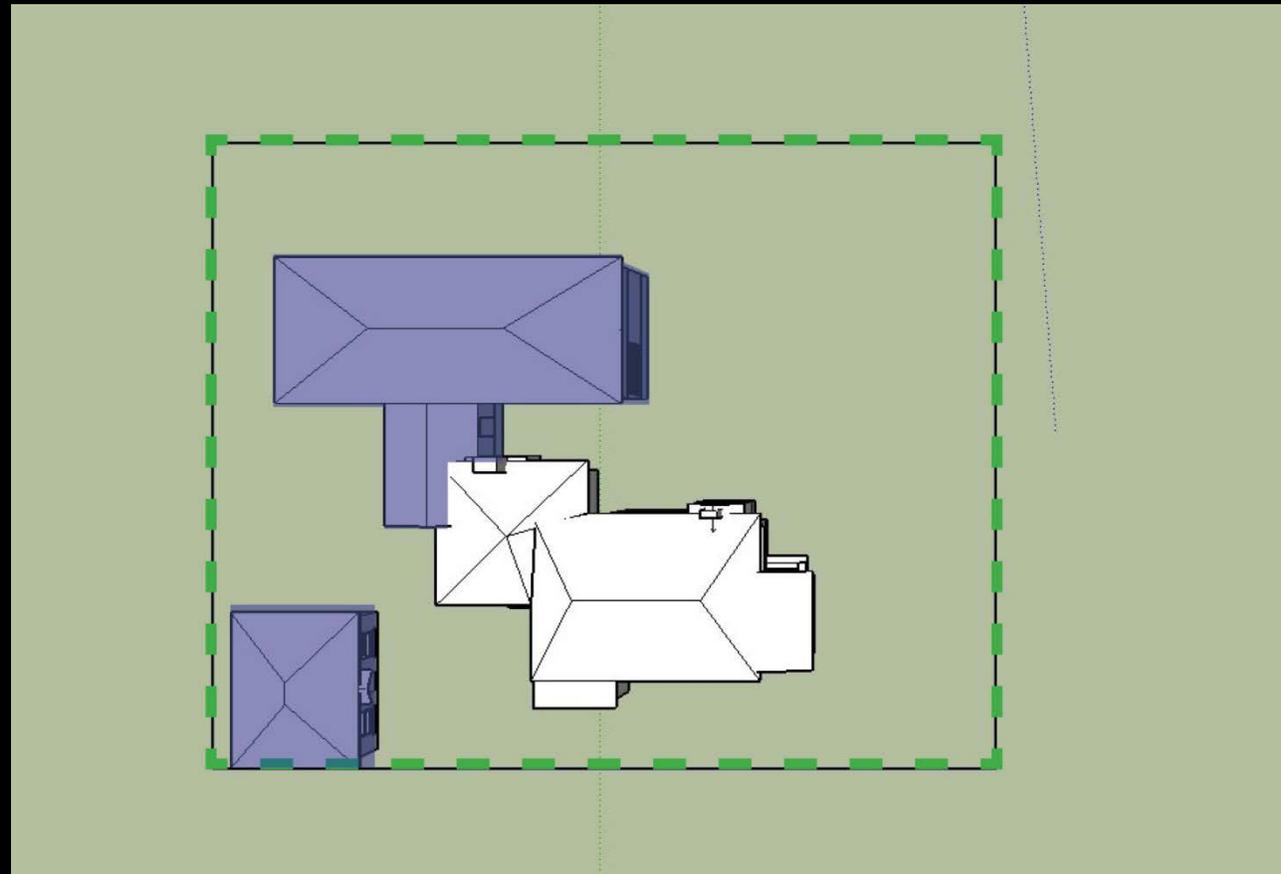
Option 3: Landmark Property with Modified Ordinance



Option 3: Landmark Property with Modified Ordinance

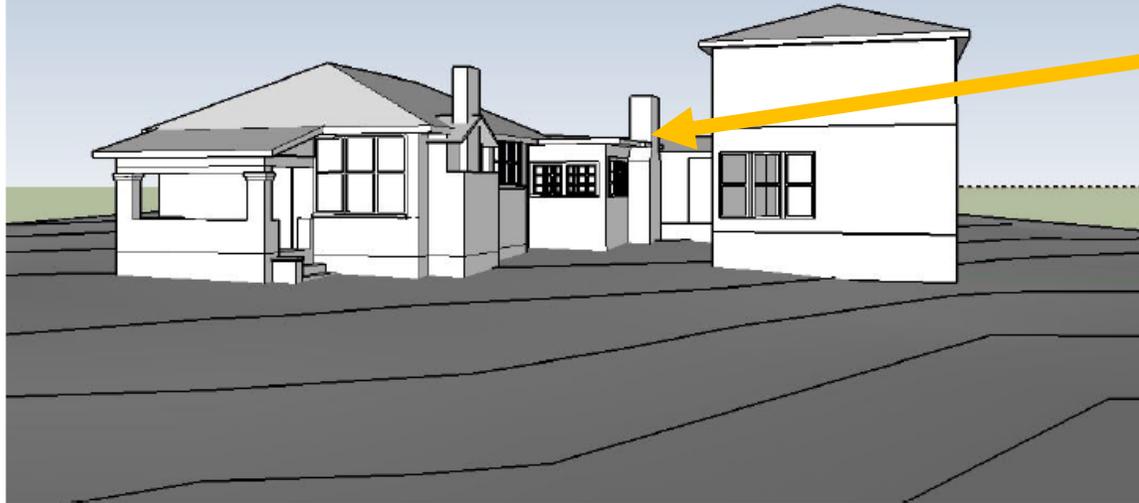


Option 3: Landmark Property with Modified Ordinance

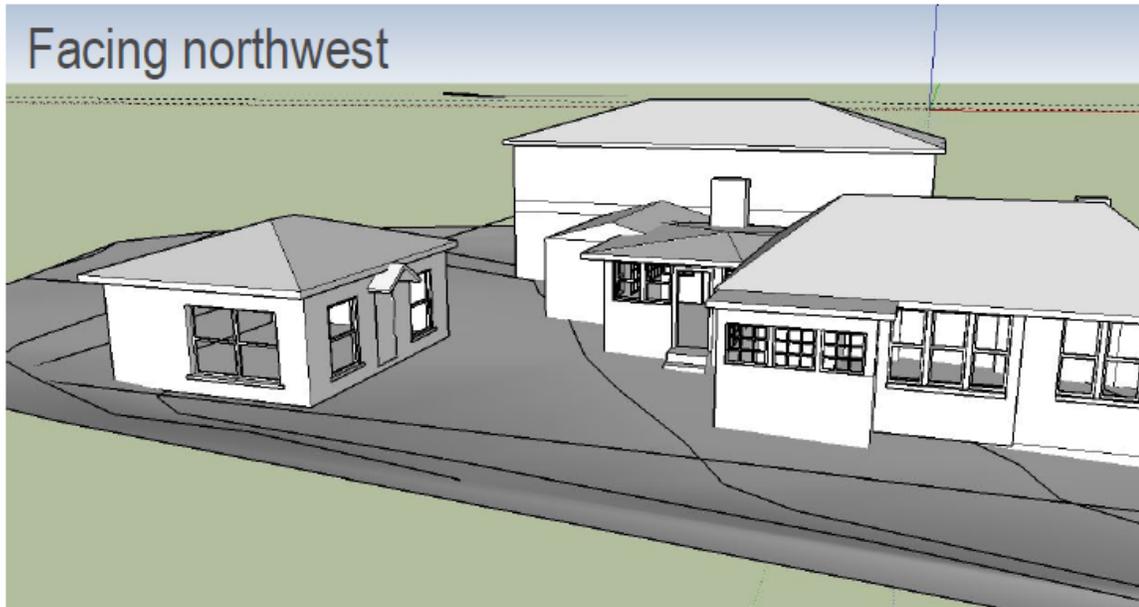


- Maximizes FAR = Approx 4,400 sq. ft.
- Meets height, solar and setbacks
- Allows for construction in the rear 25' setback
- Preserves majority of historic north addition
- Allows for relocation and preservation of garage (exempt from FAR calculation if landmarked)

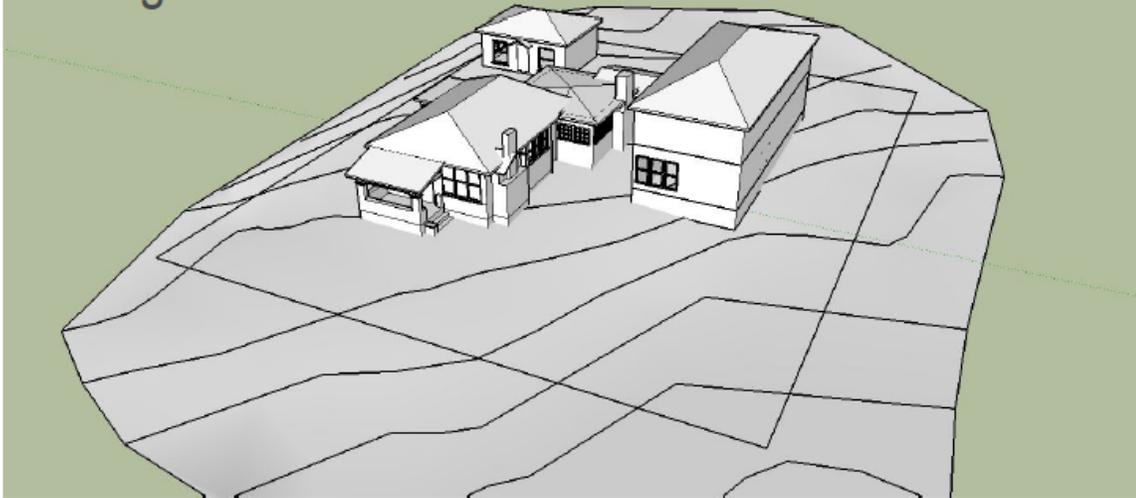
East Elevation



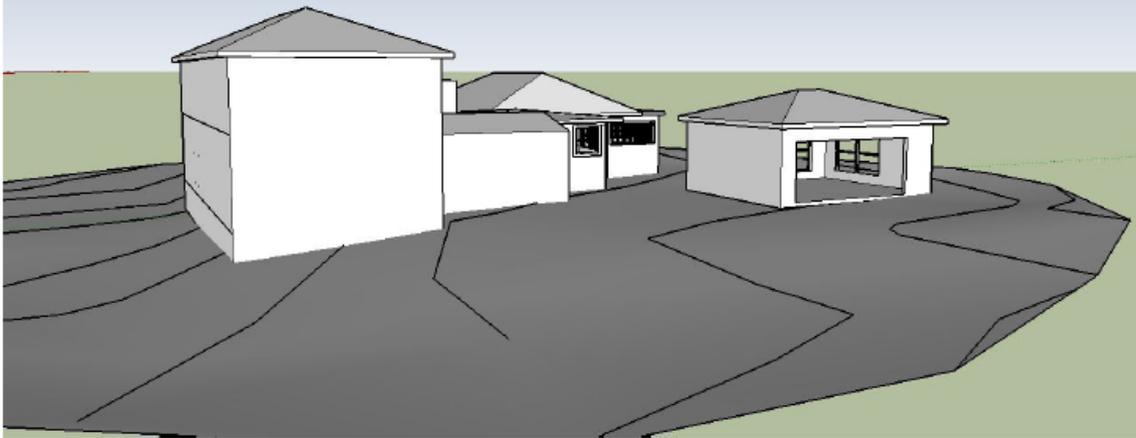
Facing northwest



Facing southwest



West Elevation (rear)



Modif



City Council's Decision

Option 3 - Landmark Property with Modified Ordinance to Assure Maximum FAR, Allow Garage Relocation, and Describes Areas of Flexibility for New Construction

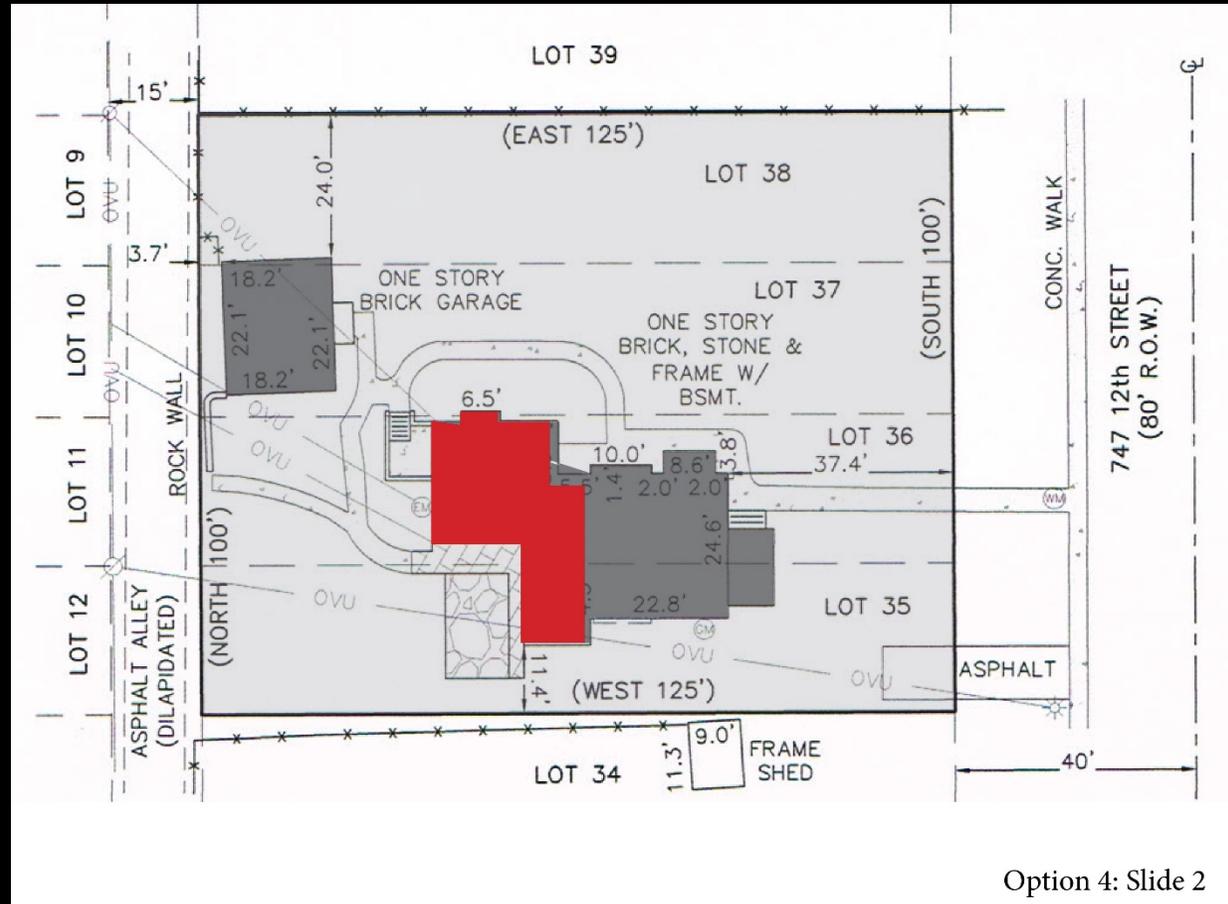
Pros:

- Protects important elements of the property including the east wall and most of north wall of the historic northwest addition
- Ordinance identifies areas of historic significance and focuses on views from 12th St. for review of new construction
- Provides owner with surety of maximum FAR & provides flexibility in design of areas of new construction not visible from 12th Street
- Access to historic preservation incentives.

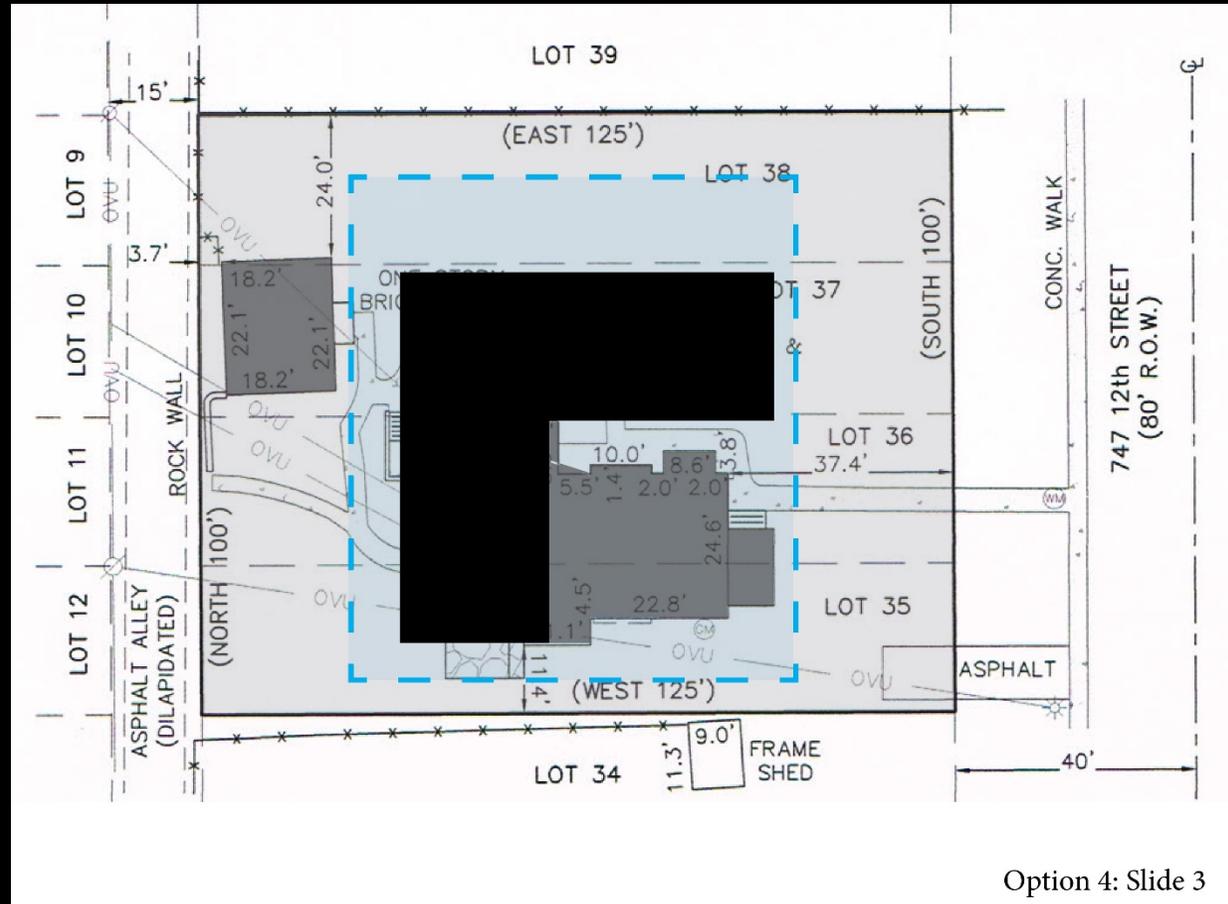
Cons:

- May allow for more of historic fabric of house to be altered and/or construction of less compatible addition at rear of property

Option 4: Owner/Prospective Buyer Withdraws Demolition Application

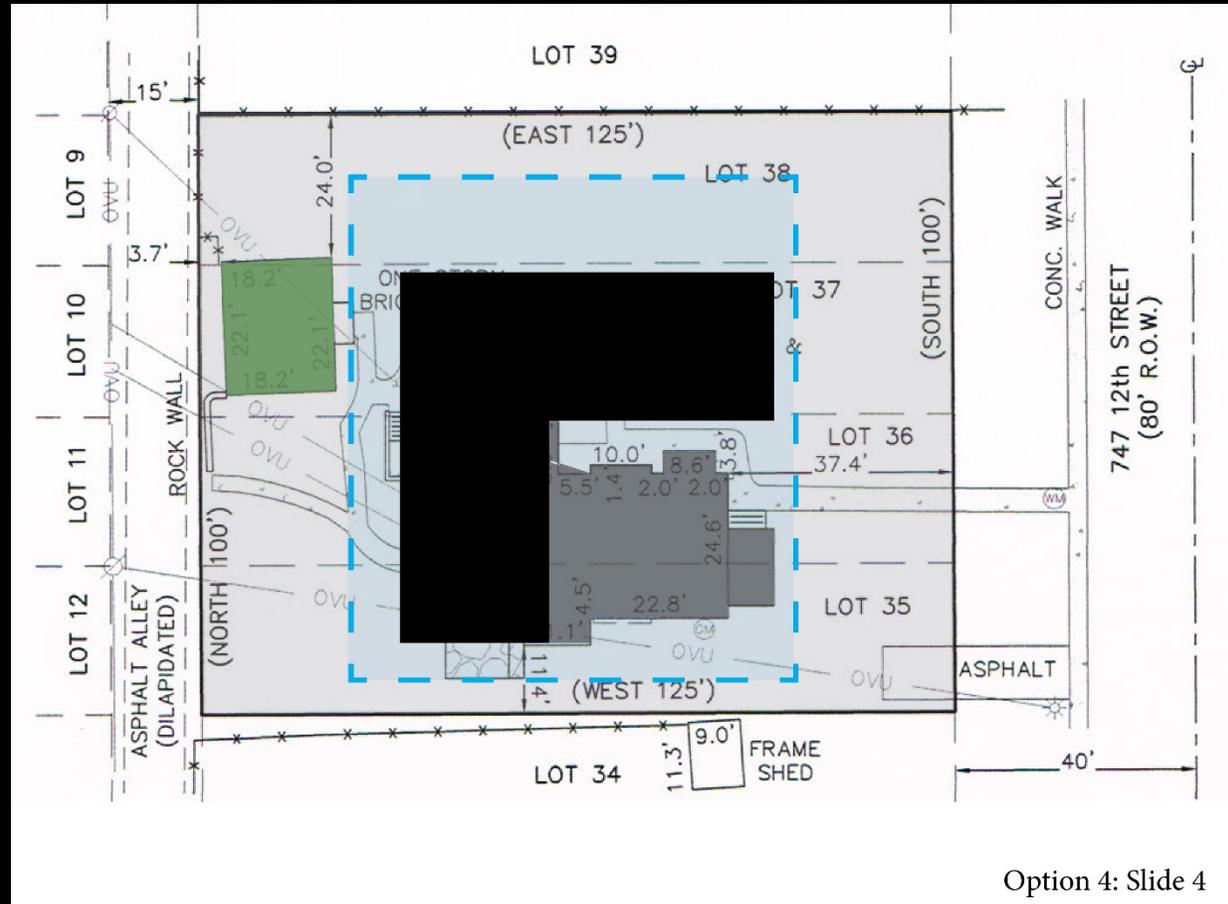


Option 4: Owner/Prospective Buyer Withdraws Demolition Application



Option 4: Slide 3

Option 4: Owner/Prospective Buyer Withdraws Demolition Application



Option 4: Slide 4

City Council's Decision

Option 4: Owner/Prospective Buyer Withdraws Demolition Application, Requests that the City Council Will Deny the Landmark Designation Application.

Pros:

- Imminent threat to the property through demolition would be removed as defined in 9-16 *Demolition* (Historic) B.R.C., 1981
- Ability for owner to develop property without historic review

Cons:

- No historic review required; possibility historic integrity of property will be affected by incompatible additions & new free-standing construction or by future proposal to removal portions of the building that do not meet the definition of “Demolition”
- Does not provide applicant with relief from zoning requirements, tax credits or historic preservation permit fee waiver

Criteria for Consideration Section 9-11-1 B.R.C.

“The City Council does not intend to preserve every old building but instead draw a reasonable balance between private property rights and the public interest in preserving the City’s cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives...”

Analysis

- Staff does not support the owner's preferred Option 2 as it would not adequately protect the historic resources or views into the property from 12th Street, and that it is inconsistent with the standards established for historic resource designation, potentially setting a negative precedent for designations in residential neighborhoods
- Staff would support Options 1, 3, or 4 in that each would meet the intent and purposes of the Historic Preservation Ordinance 9-11-1 and 9-11-2 of the Boulder Revised Code, 1981
- Staff's suggested motion is based upon Option 3 and can be amended as determined by the City Council at its May 28, 2015 meeting.

Suggested Motion Language

Motion to amend and adopt ordinance No. 8029 designating the property at 747 12th St., to be known as the Cowgill Property (as outlined in Option 3), as an individual landmark under the City of Boulder's Historic Preservation Ordinance.



Findings

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of a past era and important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. 9-11-1(a), B.R.C. 1981
3. The buildings proposed for designation have exceptionally high architectural, historic and environmental significance. The property is associated with Marthana and Josephine Cowgill, who cared for tuberculosis patients in the house prior to purchasing the Mesa Vista Sanatorium; the property possesses a high level of architectural integrity as an example of architecture of that period, and the property has been identified as contributing resource to the identified potential University Hill local and National Register of Historic Places District. Sec. 9-11-2(a)(1), B.R.C. 1981.

Findings

4. In this case, designation over an owner's objection is appropriate because (i) the house and garage are of exceptionally high architectural, historic, and environmental significance; (ii) the house and garage are in need of protection provided through the designation as the buildings are proposed for demolition; and (iii) it has not been demonstrated that the cost of restoration or repair would be unreasonable or that it would not be feasible to preserve the buildings and incorporate them into future development plans.
5. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Due to the location of the house on the south side of the lot, and the gradual grade change away from the house, redevelopment of the site in a manner that preserves the historic buildings and provides for a modern residential use will be possible if the property is individually landmarked. 9-11-1(b), B.R.C. 1981.
6. The provisions of proposed Ordinance No. 8029 and this Memorandum are incorporated into these findings and conclusions by this reference.

Procedure for Landmark Designation Hearing:

1. All speaking are sworn in
2. Staff presentation; Council may ask questions of staff
3. Owner comments; Council may ask questions of owner
4. Landmarks Board comments; Council may ask questions
4. Public hearing opened for citizen comments; Council may ask questions of the public
5. Owner response
6. Public hearing closed; Council discussion
7. A motion requires an affirmative vote of a majority of City Council members to pass motion.
8. A record of the hearing is kept by staff